

058.C

0001

05050

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

364,000 / 364,000

USE VALUE:

364,000 / 364,000

ASSESSED:

364,000 / 364,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 505

Owner 1: MARINI DONALD

Owner 2:

Owner 3:

Street 1: 39 WORCESTER ST #3

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry Own Occ: N

Postal: 02118 Type:

PREVIOUS OWNER

Owner 1: MCKINNON KRISTEN -

Owner 2: -

Street 1: 1 WATERMILL PLACE #505

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	364,000			364,000		
							153817
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	153817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	364,000	0	.	.	364,000		Year end	12/23/2021
2021	102	FV	359,300	0	.	.	359,300		Year End Roll	12/10/2020
2020	102	FV	349,700	0	.	.	349,700	349,700	Year End Roll	12/18/2019
2019	102	FV	328,100	0	.	.	328,100	328,100	Year End Roll	1/3/2019
2018	102	FV	275,300	0	.	.	275,300	275,300	Year End Roll	12/20/2017
2017	102	FV	264,500	0	.	.	264,500	264,500	Year End Roll	1/3/2017
2016	102	FV	264,500	0	.	.	264,500	264,500	Year End	1/4/2016
2015	102	FV	241,600	0	.	.	241,600	241,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKINNON KRISTE	59608-100		7/26/2012		240,000	No	No		
MCKINNON DOROTH	41668-443		12/23/2003		242,000	No	No		
NEWBERNE JUDY L	28229-69		2/26/1998		132,000	No	No	Y	

PAT ACCT.

5158

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2017										Measured	DGM	D Mann
10/26/2012										MLS	EMK	Ellen K
5/6/2000											197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.												
Sty Ht: 1	- 1 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average															
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:															
Sec Wall: 6	- Stucco 10%			OthrFix:	Rating:															
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1												
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O												
View / Desir: 1	- 1 Bed			Frl:	Rating:			Other												
GENERAL INFORMATION				WSFlue:	Rating:			Upper												
Grade: C - Average								Lvl 2												
Year Blt: 1988	Eff Yr Blt:							Lvl 1												
Alt LUC:	Alt %:							Lower												
Jurisdict:	Fact: .							Totals				RMS: 3	BRs: 1	Baths: 1	HB: 1					
Const Mod:																				
Lump Sum Adj:																				
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Location: F - Front				Exterior:				No Unit RMS BRS FL								
Prim Int Wal	1 - Drywall							Interior:				1 3 1 0								
Sec Int Wall:	%							Additions:												
Partition: T	- Typical							Kitchen:												
Prim Floors: 4	- Carpet							Baths:												
Sec Floors:	%							Plumbing:												
Bsmnt Flr: 12	- Concrete							Electric:												
Subfloor:								Heating:												
Bsmnt Gar: 1								General:												
Electric: 3	- Typical							Totals				1	3	1						
Insulation: 2	- Typical																			
Int vs Ext: S																				
Heat Fuel: 3	- Electric																			
Heat Type: 6	- Elec Base/B																			
# Heat Sys: 1																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:				Model:				Serial #				Year:				
SPEC FEATURES/YARD ITEMS																Color:				
PARCEL ID 058.C-0001-0505.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:								Total:							